

Ent 1215608 Bk 2064 Pg 1398
 Date 29-Mar-2019 11:25AM Fee \$27.00
 Michael Gleed, Rec. - Filed By SA
 Cache County, UT
 For HICKMAN LAND TITLE LOGAN
 Electronically Submitted by Simplifile

**FIRST AMENDMENT
 TO THE
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
 SUMMER WILDE SUBDIVISION**

WHEREAS, on the 29th day of May 2014, Declarant Summer Wilde Development, LLC executed the Declaration of Covenants, Conditions and Restrictions of Summer Wilde Subdivision (hereinafter "CC&Rs");

WHEREAS, the CC&Rs were recorded May 29, 2014 Entry 1107556 Book 1810 Page 438;

WHEREAS, pursuant to Article XII of the CC&Rs, the CC&Rs can be amended upon the affirmative vote and consent of at least a 66% vote of all Lot Owners;

WHEREAS, the Undersigned consist of at least 66% vote of all Lot Owners

WHEREAS, pursuant to the ability to amend the CC&Rs, the Undersigned hereby amend the CC&Rs as follows:

The following sections are amended and restated as follows:

2.2.3 Lot 14A and Lot 14B (Phase 1) shall be developed as paid covered parking. Lot dimensions as described in the Amended Plat.

4.3.14.1 Notwithstanding the above restrictions, it is expressly understood and approved that Lot 14 may be used and operated as paid covered parking.

5.4.1 Class A Membership. A Class A Member is any Lot Owner with the exception of the Declarant. Class A Members are entitled to one vote for each Dwelling Unit in each Lot owned. For example, a non-Declarant Owner of Lot 13, which is a fourplex Lot, would have four (4) votes; and, a non-Declarant Owner of Lot 10, which is a triplex Lot, would have three (3) votes. Lot 14A and Lot 14B shall each be allocated one-half (1/2) vote under Class A Membership status.

5.4.2 Class B Membership. The Class B Member is the Declarant. The Class B Member is entitled to three (3) votes for each Dwelling Unit in each Lot owned. For example, Declarant Owner of Lot 13, which is a fourplex Lot, would have twelve (12) votes; and, Declarant Owner of Lot 10, which is a triplex Lot, would have nine (9) votes. Lots 14A and 14B shall each be allocated one and a half (1.5) votes under Class B Membership status. The rights of the Class B Member (Declarant) shall continue as long as authorized by law.

7.1.1 Adjustments for Lot 14A and 14B paid covered parking. It is recognized that Lots 14A and 14B are paid covered parking and will not receive certain benefits of the Common Areas and Facilities. For purposes of assessing Lots 14A and 14B, each shall be assigned a pro rata share shall be equal to one/half a Dwelling Unit. Same allocation will occur to any paid covered parking lots in subsequent phases.

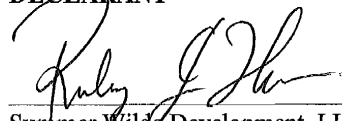
11.5 Maximum Number of Lots. The maximum number of Lots that may be created on the Additional Land consists of 16 fourplex lots (60 Dwelling Units) 2 covered parking lots and Common Areas and Facilities. Voting and allocation of common area and facilities to covered parking lots shall be consistent with allocations to Lots 14A and 14B in Phase 1.

11.6 Maximum Area not restricted to Residential Purposes. The Additional Land will include Dwelling Units and covering parking lots as identified supra, as well as may include as part of Common Areas and Facilities: additional parking, landscaping, access and roads, a pool, clubhouse, management office, etc. The applicable code does not define residential purposes; as such Declarant defines non-residential purposes as commercial purposes non-ancillary to the residential uses. Residential purposes shall include dwelling units and covered parking as well as uses ancillary thereto such as pool, clubhouse, management, repairs, recreation, Common Areas and Facilities, etc., as regulated by Logan City Ordinances.

The remaining language of the CC&Rs shall remain in full force and affect and unchanged.

DATED this 25 day of March 2019.

DECLARANT



Summer Wilde Development, LLC

By: Rodney J. Thompson

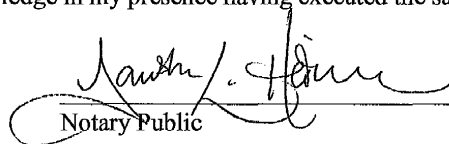
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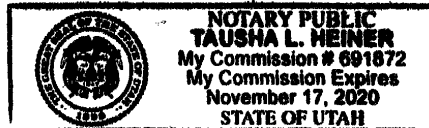
As authorized by Phase 1 Resolution Approving Subdivision Amendment, Amendment to Logan City Subdivision Permit, and Amendment of Declaration

STATE OF UTAH)

:SS
County of Cache)

On this 13th day of March 2019, appeared before me Tausha L. Heiner, a notary public, **Rod Thompson, an agent for Summer Wilde Development, LLC**, Declarant of the Summer Wilde Subdivision, whose identity and position having been satisfactorily established to me, who affirmed to me upon oath that the governing body of Summer Wilde Development, LLC has authorized him to execute the foregoing FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUMMER WILDE SUBDIVISION, and did duly acknowledge in my presence having executed the same for the purposes stated therein.


Notary Public



Ent 1215608 Bk 2064 Pg 1400

First Amendment
TO
DECLARATION OF COVENANTS, CONDITIONS, and RESTRICTIONS
OF
SUMMER WILDE SUBDIVISION
Legal Description

Additional Land of Subdivision for Phase 2: The Additional Land which may, at the option of Declarant, be made part of the Subdivision is located in the City of Logan, Cache County, State of Utah, includes that Land which is more particularly described as follows:

Land other than that described herein may, at the option Declarant, also be made part of the Subdivision.

Legal Description: A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO PART OF LOTS 1 AND 2, BLOCK 6, PLAT "D" LOGAN FARM SURVEY, ALSO A PART OF PARCELS 04-081-0018, 0019, 0020, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID BLOCK 6, NORTH 00°35'58" EAST 370.97 FEET; THENCE NORTH 89°37'31" WEST 16.50 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING IN THE NEW WEST RIGHT OF WAY LINE OF 400 WEST STREET; THENCE NORTH 89°37'31" WEST 1187.55 FEET TO THE EAST LINE OF THE OREGON SHORT LINE RAILROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 01°53'30" WEST TO THE SOUTH LINE OF SAID LOT 2, BLOCK 6, ALSO BEING IN THE NORTH LINE OF 1400 NORTH STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT AND NORTH LINE OF SAID STREET, 1200 FEET MORE OR LESS TO THE NEW WEST LINE OF 400 WEST STREET; THENCE NORTH 00°19'35" EAST, ALONG SAID STREET, 371.07 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM: THE SOUTHERLY 7 FEET, MORE OR LESS, OF LOTS 1 AND 2, BLOCK 6, OF PLAT "D" LOGAN FARM SURVEY.

ALSO LESS AND EXCEPTING: THE EASTERLY 16.5 FEET OF LOTS 1 AND 8, BLOCK 6 OF PLAT "D" LOGAN FARM SURVEY.

LESS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, ALSO PART OF LOTS 1 AND 2, BLOCK 6, PLAT "D", LOGAN FARM SURVEY DESCRIBED AS FOLLOWS:

COMMENCING AT A RECORD SOUTHEAST CORNER, LOT 1, BLOCK 6, PLAT "D", LOGAN FARM SURVEY THENCE N00°35'58"E 370.97 FEET; THENCE N89°37'31"W 16.50 FEET TO THE SOUTHEAST CORNER OF BRIDGERLAND MEADOWS TOWNHOMES PHASE 1; THENCE N88°45'58"W 617.69 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE S01°16'05"W 367.03 FEET TO A POINT 7.00 FEET NORTH OF THE SOUTH LINE OF BLOCK 6, PLAT "D", LOGAN FARM SURVEY; THENCE N88°41'24"W 579.51 FEET ALONG A LINE PARALLEL TO AND 7.00 FEET NORTH OF SAID BLOCK 6 TO THE EAST RIGHT OF WAY LINE OF THE OREGON SHORTLINE RAILROAD; THENCE N02°46'38"E 386.39 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S88°45'58"E 569.86 FEET ALONG THE SOUTH LINE OF BRIDGERLAND MEADOWS TOWNHOMES, PHASE 2 TO THE POINT OF BEGINNING.

Acreage(s): Containing 5.2 Acres +/-

Tax Roll Nos: 04-220-0006, 04-220-0010, 04-220-0013, 04-220-0001
04-220-0004, 04-220-0005, 04-220-0011, 04-220-0003, 04-220-0012
04-220-0002, 04-220-0009, 04-220-0007, 04-220-0008, 04-220-0030

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS SUMMER WILDE SUBDIVISION